

ARTICLE 203

URBAN FORM

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## 203.0100 FUTURE GENERAL LAND USE

STATUS - The major provisions of the future general land use portion of the Master Plan were originally proposed by the City Plan Commission in a report entitled The Proposed Generalized Land Use Plan, May 1947. Public hearings were held and the proposals were approved, with minor revisions, by the Mayor and adopted by the Common Council in March 1948 (J.C.C. page 499).

Since then, the general land use portion of the Master Plan has been amended with numerous and extensive revisions. Large numbers of citizens and virtually every agency and department in the City of Detroit has participated in its evolution. The development of the freeway system, extensive urban renewal activity, further detailed studies by the Plan Commission, and further work with citizens and agencies have been the basis for these amendments.

### 203.0101 General Objectives

Detroit in common with other manufacturing centers has the interdependent problems of disorder and imbalance. Industrial plants, homes and stores are so intermixed that each suffers from the interference of the others. Homes suffer from proximity to factories and from industrial traffic flowing through residential streets. Industrial plants have been built in small areas difficult of access and impossible to enlarge. Homes have been built near factories and railroads on sites more suitable for industry.

Concentration of much of the automobile industry and the families of one-half million industrial workers into a relatively small area of southeastern Michigan has forced so much of the land of the city into productive use that little open green area has remained for human enjoyment. These are problems of physical arrangement. The land use portion of the Master Plan identifies places where all the necessary activities of the city can be carried out, and beginning from the city as it now is, to encourage future building and rebuilding according to a sounder pattern.

Stated briefly, the aims of the City for land use planning are:

1. To promote neighborhoods and communities by designating areas which are to be cohesive living areas, and showing what facilities or improvements are needed for each.
2. To designate space for industrial growth along industrial corridors, while keeping scattered manufacturing and commercial activities out of residential areas.

3. To encourage development of convenient shopping centers with parking while salvaging excessive vacant business frontage for other uses.
4. To introduce green areas, to assure all people living within the city of an opportunity for physical recreation and pleasant leisure in the out-of-doors.

#### 203.0102 Definition and Principles of Application

The future general land use map is a statement of these objectives on a map in terms of arrangement, area and intensity of development. The land use map shows areas for residential, industrial, commercial, recreational, public and institutional uses along with routes for freeways and thoroughfares.

Recognizing that there are different types of residential structures, the land use map designates areas suitable primarily for single and two-family houses, terraces or low density multiple apartments.

Recognizing that different industries vary in their requirements and influence on adjacent areas, the land use map designates some industrial areas as suitable for heavy industry, some for light industry only.

#### 203.0103 Land Use Map is Generalized

The land use designations are generalized, not detailed. Areas are generalized both in the sense that boundaries are not precise to property or lot lines; and also in the sense that categories are descriptive of general development, recognizing that some intermixtures are appropriate and permissible.

For example: the future general land use map shows a neighborhood in relation to freeways, major thoroughfares, major shopping centers, recreation areas, public service buildings and industry. The map indicates that in relation to these other factors a given area is fundamentally suited for residential development.

The land use map does not show in detail for each neighborhood what the street pattern is to be, where the elementary school and playgrounds are to be located, what sites are suitable for stores or for neighborhood shopping centers. Location of schools and playgrounds are, however, shown on other Master Plan maps.

The map designates a general residential density for the neighborhood, but this designation does not preclude intermixture of some buildings at a lesser or greater density. A neighborhood may be predominantly single family, and yet be zoned to permit terraces along its bounding thoroughfares or around a local shopping center.

#### 203.0104 Land Use Change

The processes of city building are gradual and fragmentary. It may well be that over much less than a century all the single parts or buildings of a city will wear out and be replaced. Nevertheless, these replacements are gradual, and they may take place without changing streets or the basic framework.

The future general land use map is a pattern for gradual change and improvement of the city as we know it today. The changes are limited both in extent and in time.

The possibilities for change are limited by the existing pattern of interdependent thoroughfares, industries, railroads and utilities.

Early realization of the changes is often limited by remaining useful life of structures which it is wise to retain for a time in order to realize the residual capital value.

The area south of West Fort Street illustrates the ways in which existing structures serve to limit the Master Plan. That area has such an interdependent structure of rail lines and heavy industry that the removal of either or both does not appear to be a possibility within the time period of this plan. Noise, traffic and airborne effects of these industries so blight the balance of the district that it is not, and cannot be made a good living area. Consequently, the future general land use map shows the whole area south of West Fort as best suited to industrial use.

Despite these liabilities, many homes in that area are sound structures, and have some years of useful life. Where such conditions exist it is the object of the land use plan to encourage industrial development in the area when it is ready for change rather than to cause an immediate changeover. However, it is city policy that existing residents are to be treated with justice and equity and the well being of the residents is to be protected through a high level of city service, just compensation and imaginative and creative use of zoning tools.

203.0105 Future General Land Use is Basis for Zoning but not a Zoning Ordinance or a Binding Legal Enactment

Because of these characteristics the future land use portion of the Master Plan is to be considered an instrument guiding public officials and private individuals in the day to day decisions which they must make, but it is not a substitute for the continuing process of precisising and adaptation. Much of the land use map will be reflected in a revised zoning ordinance which precisises district boundaries and is a police power regulation of land use.

203.0106 Summary of Public Area Uses

There are five types of public uses proposed in the Master Plan that should be considered when making decisions regarding specific public and private action projects:

1. Civic Center and governmental centers in each of the 16 communities;
2. Recreational uses (the future general land use map shows large parks and playfields, but does not show playgrounds or other purely local recreation space);
3. The Cultural Center, Medical Center, Eastern Market Distribution Center, the Airport, the State Fair Grounds, Water Works, Sewage Treatment Plant, Fort Wayne, Power Plant and such semi-public sites as golf courses, cemeteries, colleges, universities, hospitals and charitable institutions.
4. Thoroughfares and freeways (no local streets are indicated on the future general land use map);
5. Full range of public service facilities, such as police, fire, library, schools, etc.

203.0190 The Map

For current information see the map entitled Future General Land Use - Detroit Master Plan, inserted at the back of this document. An enlarged copy may be obtained from the City Plan Commission.